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## Gasconne with outbuildings

**243 000 евро** [ сборы к продавцу ]

- Исходный номер : AF26875
- Количество жилых комнат : 6
- Количество спальных комнат : 4
- Жилая площадь : 298 м<sup>2</sup>
- Площадь земельного участка : 8 000 м<sup>2</sup>
- Налог с недвижимого имущества : 911 евро



Just 15 minutes from Riscle, this beautiful Gascon property offers a kitchen, a utility room, a dining room, a large living room, 4 bedrooms, a bathroom, a shower room, a laundry room, outbuildings, all set in a wooded garden of approx. 8,000m<sup>2</sup> with a well.

You will feel as though time has stood still in this bright and airy property, which has remained unchanged over the years.

You enter through a beautiful solid wood door into a spacious hall that leads to various living areas: a large living room (28m<sup>2</sup>, which could be converted into a bedroom on the ground floor), a dining room (31m<sup>2</sup>), a kitchen (30m<sup>2</sup>) with an open fireplace and a utility room (a door leads to the garden). A hallway to the north leads to a bathroom with a shower (5m<sup>2</sup>), a toilet and a laundry room with a boiler room (a door leads to the outbuildings).

This beautiful Gascon house has retained its charm, with each room featuring a coloured marble fireplace, original door frames and doors, pebble walls and local stone frames.

A beautiful wooden staircase leads to the upper floor, where a lovely landing leads to a bedroom (18m<sup>2</sup>), a bedroom (20m<sup>2</sup>), a bedroom (15m<sup>2</sup>), a shower room with shower and toilet (8m<sup>2</sup>), and a bedroom (18m<sup>2</sup>).

A wine cellar (100m<sup>2</sup>) adjoining the house has an attic of the same size. There is also a stable (100m<sup>2</sup>), a pigsty (19m<sup>2</sup>), an open barn (66m<sup>2</sup>), a double garage (35m<sup>2</sup>) and a pretty henhouse with the old pigsties. The potential of these outbuildings will delight lovers of holiday cottages, craftsmen and professionals.

The roof is tiled, and the construction is old and traditional. Heating is provided by an oil-fired boiler and hot water by a water heater. The attic needs to be insulated and the windows are single-glazed wood. Sewage is handled by a septic tank (non-compliant).

It faces south, on a wooded plot of approximately 8,000m<sup>2</sup> with a well.

You will be 15 minutes from Riscle and Maubourguet, the secondary school and primary schools, 30 minutes from a golf course, 30 minutes from Aire sur Adour and the Bordeaux motorway, 40 minutes from Tarbes, the train station (TGV), the airport and the motorway, 45 minutes from Pau, the golf course and the airport, 2 hours from Toulouse airport, Spain and the ski slopes, 2 hours from the ocean, and 2.5 hours from Bordeaux.

**Расход энергии :** **E (198)**

**Газ с парниковым эффектом :** **E (54)**